

## HINTS TO RENT-PAYERS.

## A Few Facts That Will Furnish Food for Thought.

People generally are beginning to realize how easy it is in these days to secure a home. Conditions have changed greatly in the past ten years, and it is no longer the rich man only who can feel a sense of security under his own roof. Men and women of every station are figuring on this question, and are invariably counting as lost the sums upon sums which, small in themselves, have followed each other in almost countless numbers into the pockets of the landlord, enough to buy a home several times over. Thanks to the building associations, the trust companies, the builders, and the reputable real estate dealers, the time is when any man of moderate income may turn his rent in the direction where it will eventually make him the lord of his domicile. Why more of the rent-payers of the city have failed to discover this is not clear, but certain it is that the time is not far distant when Washington will be a city of homes in the truest sense of the word. How to make a start in this direction is probably the cause of delay with many people. Now for a plan. You may use it on a larger or smaller scale to suit the proportions of your income—whether wages, salary, or revenue. You are paying \$25 per month rent. Can you spare \$10 per month additional? Look over your assets and necessary liabilities, and ten to one you will find the \$10 staring you in the face. Very well. Select some first-class building association and pay in that \$10 per month, say for three years. Don't get impatient—three years are not long in passing. You have now \$360 and interest on your money. What can you do now? So many things it is a little difficult to decide. Here is one way, maybe not the best, but nevertheless a good one. Select a house worth about \$3,000. That is probably just the kind of house for which you are paying \$25 per month—maybe it is the very same house. If not, it may be a new house which some builder has erected for the purpose of selling. He wants to sell—you want to buy. Will \$360 or \$375 cash and \$25 per month buy it? Perhaps not. Then make him this proposition. Tell him you will pay him \$375 cash; that you will give him your note for \$2,000, secured by a first deed of trust, for three years, interest to be paid semi-annually, and that you will give him your notes for \$25 per month for the balance, secured by a second deed of trust. Why should he accept this? Because he can go to his real estate broker or one of the trust companies and get cash for the \$2,000 note, and maybe for the others. Now, then, don't you see that all of your monthly notes will have been paid before the \$2,000 note comes due, and that the \$10 per month which you had paid into the building association will be just paying the interest on the large note? Well, then, you have paid all your monthly notes and have six months' time to take care of the \$2,000 note. Don't get frightened. In that time you can either paper your house, buy some new furniture, or save \$150 more. It doesn't matter which, for the building association again comes to the rescue and loans you \$2,000, or \$1,850, as you may want, to pay your note, and will let you return it in monthly installments. That's one way to do it, and you will be a different man or woman after it is done. You would have tried it long ago if you had understood how easy it is.

## THE MOMENTUM ENGINE.

## President Pole Explains the Principles of the Construction.

Said Mr. Benjamin C. Pole, president of the American Energizer Manufacturing Company, "Our momentum engine, although now well known both in this country and in Europe, attracts the increasing attention of prominent engineers and others interested in such devices. The formula on which we have based our calculations is a simple one, well known to all students of applied mechanics, and corresponding with the theories of Sir Isaac Newton. It is that a power moving in a circle always exceeds the same power moving in a lesser circle within the greater circle. We take advantage of the fact in traction that forty pounds will propel a ton on the steam railway. This is the allowance made by engineers. Two circular railroads are used in this engine, on and around which driving wheels are made to revolve, propelling two long levers. At the same time these levers turn a shaft on which is mounted a 15-foot diameter fly-wheel. The levers are counter balanced, and when the power of a steam engine is applied it is made to revolve the driving wheels at the end of the before-mentioned levers, and thereby propel, draw, or drag around this long lever, and the fly-wheel attached to the shaft that carries the lever.

"In this engine is introduced a rotary railway, propelling tons of matter mounted upon a single shaft, and using the impact and collision and stored momentum. According to Newton's theories the same power continuously applied to a body free to move will accelerate the velocity of that body, and the rule of Archimedes, that if he knew where to put the fulcrum he could move the earth. Thence a law of leverage and momentum, derived from leverage, is brought into play in this engine, and is automatically operated to enable the working shaft to receive the momentum properly distributed and deliver it for purposes of working dynamos or doing other duty. No gain is claimed for this engine above the value of the first unit of heat that is in the furnaces, and when the fire goes out the engine stops.

"We have had numbers of visitors," concluded Mr. Pole, "and among them many engineers, all of whom see the practicability and accuracy of our theories, now that they have been put into thorough practice. We are always glad to see visitors at our shops at Benning."

Communications of any kind, regarding Real Estate, Building, and Architecture, are solicited, and will be cheerfully received. They must be sent in not later than Thursday afternoon of each week, and addressed to Real Estate Editor, Sunday Herald.

## EXCHANGE NEWS.

Dr. N. Aug. Otto, the inventor of the "Otto Gas Engine," died at Cologne, January 26, after a brief illness.

The Boston Architectural Club will hold its annual exhibition from May 18 to 30 inclusive, of architectural drawings and sketches, photographs, and designs of furniture and decoration. Drawings will be received by agents in the principal cities.

Mr. C. C. Haight, architect, New York, has prepared the drawings for an altar and reared to cost \$10,000, which is to be erected as a memorial to the Rev. Dr. Cornelius E. Swope, in Trinity Chapel, West Twenty-fifth street, of which he was the pastor.

At the meeting of the Board of Directors of the Master Builders' Exchange at Philadelphia, held on the 3d instant, the following officers were confirmed for the year 1891: President, George Watson; Vice Presidents, Murrell Dobbins, William H. Albertson, and Franklin M. Harris; Secretary, William Harkness, and Treasurer, Charles H. Reeves.

A despatch from London announces the death of Sir Joseph William Bazalgette, the eminent engineer. He was born in 1819, and was at one time chief engineer of the Metropolitan Board of Works, and while in this position was instrumental in perfecting the drainage system of London. The deceased engineer designed and executed the Albert and Chelsea embankments and other works. He was created a Commander of the Bath in 1871, and was knighted in 1874.

The Cowles Electric Smelting and Aluminum Company held their annual meeting at Cleveland, Ohio, Thursday, January 22. A half a ton of pure aluminum, manufactured at their works in Lockport, N. Y., was displayed to the shareholders. Under the new process of this company pure aluminum is now sold at retail at \$1.25 per pound, the cheapest price that it is sold for anywhere. With the improvements now in progress it is expected to bring the price down to figures that solve the question of producing cheap aluminum.

We learn that it is proposed to hold a celebration of the beginning of the second century of the American Patent System by inventors and manufacturers at Washington, D. C., April 8 and 10, 1891. It is proposed to hold a celebration at the National Capital which shall in a fitting manner commemorate the important event and place on record the nation's appreciation of the labors of those whose ingenuity, patience, and tireless efforts have exercised such a potent influence in accelerating the prosperous growth of the nation, and in aiding the progress of our civilization. The necessity for a National Association of Inventors, organized for mutual benefit, has been frequently discussed. No time could be more opportune for the formation of such an association than when men from every part of the country meet to celebrate so important an anniversary.

What may prove to be an interesting and valuable discovery has, according to an Indian correspondent, been accidentally lighted upon near Lahore City, in the course of some excavations. The correspondent says: "A large tract of land near 'Sultan's Serai,' I believe belonging to one Mir Ali Sultan, has been sub-leased to a Mohammedan, who, native like, saw that the land abounded in Badshahi bricks. For some months past the tenant has been tearing up the ground and has exhumed lakhs of bricks. The Municipality having taken action an officer was sent to report upon what was being done; his version is that the entire excavation shows the site of an ancient town, and that tiers and tiers of foundations show the former erection of immense buildings. As the foundations, all in brick masonry, are 10 and 12 feet broad, and several of these foundations are yet entire, and as they traverse a public roadway, the native who has leased the ground cannot go on with further excavation."—The Colonies and India, London.

## Auction Sales of Real Estate.

The following real estate has been recently sold at public auction by Ratcliffe, Darr & Co.:

The north 13½ feet front of lot 8 in square 785, located on Third street east, between A and B streets north, sold to Thomas A. Gant for \$725.

Lots 16, 17, 18, and 19, square 1111, fronting 125 feet on South A street and 182 feet 2 inches on Nineteenth street east and running back to a 30-foot alley, sold to Asa Whitehead and John Miller for 17 cents per square foot.

The east 13 feet 5 inches of lot 24, square 728, being improved by a brick dwelling-house, sold to Messrs. Weller & Repetti for \$1,850.

The west half of lot 9, square 553, improved by a frame dwelling, sold to R. A. Phillips for \$1,168.

The south 28 feet 8 inches of lot 6, square 845, on Fifth street, between D and E streets southeast, improved by frame dwelling, sold to Frank P. Nash for \$925.

The west 25 feet of lot 6, square 845, being on Fifth street, between D and E streets southeast, improved by frame dwellings, sold to Weller & Repetti for \$1,925.

Lot 16, square 895, located on Eighth street east, between B and C streets north, sold to E. B. Hughes for 91 cents per square foot.

Part of square 797, being on I street, between Third and Fourth streets southeast, sold to Weller & Repetti for \$530.

Part of lot 5 and all of lot 4 in square 656, located on First street, between P and Q streets southwest, sold to A. Richards for \$1,350.

The west half of lot 3 in square 268, fronting 27 feet 5 inches on Maryland avenue, between Thirteenth and Thirteen-and-a-half streets southwest, sold to E. F. Droop for \$1.60 per square foot.

The north 21 feet 6 inches of lot 15 in square 267, on Thirteen-and-a-half street, between D street and Maryland avenue southwest, sold to John Doherty for \$1.50 per square foot.

Part lot 30 in square 195, fronting 19 feet 7 inches on Fifteenth street, between Rhode Island avenue and O street northwest, improved by a two-story frame house, sold to N. Shea for \$5,250.

All of original lot 4, square 72, on L street, between Twenty-first street and New Hampshire avenue northwest, sold to Mrs. Kate N. Foote for \$1.50 per square foot.

## A Talk With Mr. Slater.

"Business," remarked Mr. John G. Slater, of the real estate firm of Slater & Rother, "was never in a more flourishing condition than at present. Everything looks up with a brilliant future. We are now about to erect several rows of houses, both in the eastern and western sections of the city. The opening of the Capital Trust Company's new offices last Monday," he continued, "was most flattering indeed." We opened to a business greater than our most sanguine expectations. Many prominent citizens dropped in to congratulate us, and we have received several beautiful floral pieces sent with the compliments of friends and patrons."

## Real Estate Dealers.

WILLIAM H. BARNES, Notary Public. JOHN L. WEAVER, Tel., 713-3.

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3 acres, 3-room house.....	\$1,400
11½ acres, 5-room house.....	1,600
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27 acres, 11-room house, full view of city.....	10,000
12½ acres, 10-room new house.....	7,000
50 acres, 11-room house.....	11,000

Also 7 acres near Chain Bridge for \$100 per acre; 2 acres adjoining for \$125 per acre.

Many other pieces of improved and unimproved country property near Washington, D. C. Send for list and map of country surrounding Washington. Sent free on application.

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